



**COMMERCIAL  
CONNECTION**  
Real Estate Services

# FOR LEASE

## Chase Avenue DEVELOPMENT SITE Waterbury, Connecticut

Contact : John Famiglietti  
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PO Box 830  
Middlebury CT 06762  
[www.commercial-re.com](http://www.commercial-re.com)  
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- For Lease: Three (3) Pad Sites Available
- 3,000 SF- 10,000 SF or other configurations
- 290' Frontage on Chase Avenue / 200' Depth
- 131,005 SF of Land Zoned CA
- Excellent Visibility at Traffic Light
- Ideal for Drug Store, Bank, Restaurant or High Traffic Retailer
- Neighboring Tenants: Stop & Shop, Target, Aldi's, McDonalds

### Demographics

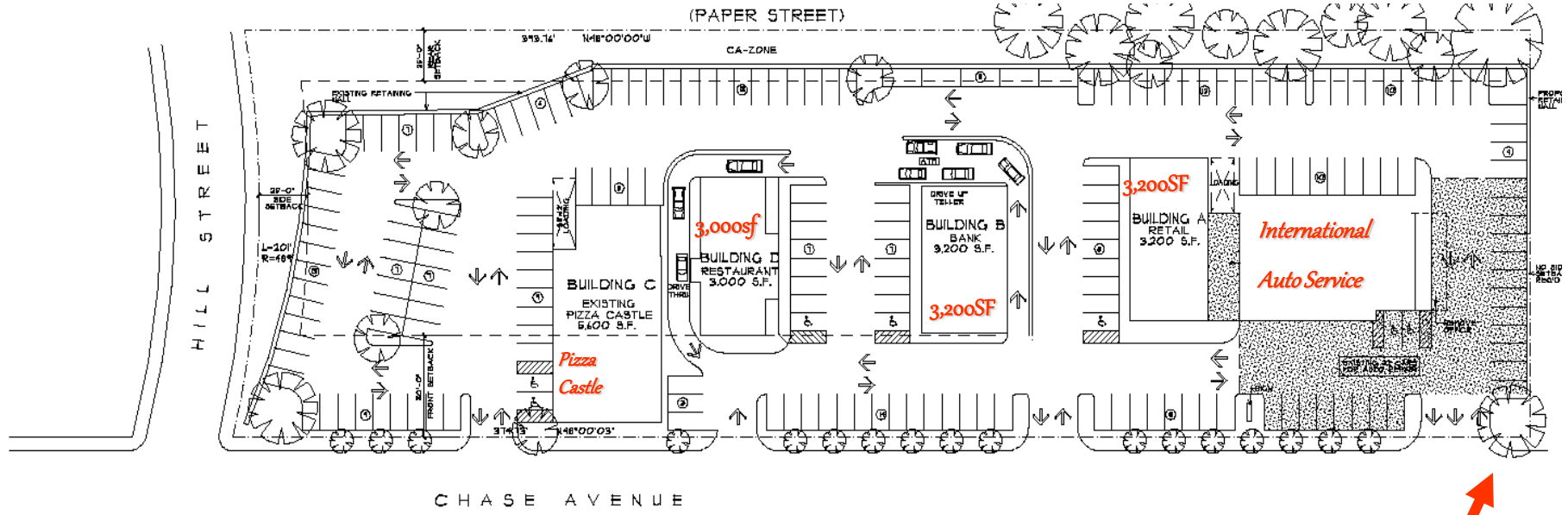
|                | <u>3 Mile</u> | <u>5 Mile</u> | <u>10 Mile</u> |
|----------------|---------------|---------------|----------------|
| Population     | 90,655        | 147,325       | 399,809        |
| Average Income | \$44,109      | \$49,899      | \$60,163       |



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*Located Across the Street  
From Waterbury Plaza  
(Stop & Shop – Target)*

